



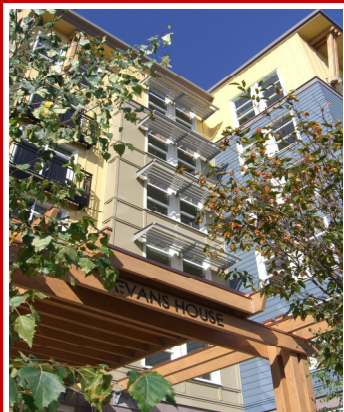
King County

Housing and Community Development 2009 Annual Report



(Above) Senior City, developed by the Korean Women's Association (KWA), is a transit-oriented development located next to the Federal Way Transit Center. The project will provide 62 apartments for low-income seniors, along with 3,000 square feet of community facility space for the KWA to provide services that will enhance the quality of life for low to moderate-income households. Senior City has a number of green building features such as a green roof, an energy efficient heat pump system, and high reflective value windows.

Evans House (below) provides service-enriched housing for chronically homeless persons. King County HCD provided capital funding as well as services and operating funding for the project.



Dear Community Stakeholder:

The King County Housing and Community Development (HCD) Program is pleased to present our annual report for 2009. The accomplishments in this report were achieved in partnership with our King County Consortium cities, through the investment of federal housing and community development funds and other federal funds, as well as related state and local funds.

I would like to thank our many nonprofit partners and other agency partners such as the King County Housing Authority, for the extraordinary work they do in our communities carrying out the projects funded by the King County Consortium.

This past year - 2009 - was a very busy year for HCD, as we worked to complete new plans for the distribution of a number of pots of federal recovery funds. Those projects are all proceeding in 2010 and will be a primary focus of our report to the community next year.

We measure our performance against goals, objectives and strategies established through a strategic planning process involving the consortium cities, community organizations, other stakeholders and the public. These goals, objectives and strategies are summarized in this report and described in detail in the King County Consortium's Consolidated Housing and Community Development Plan, recently updated for 2010 – 2012.

For more information on our 2009 accomplishments, please refer to our Consolidated Annual Program and Evaluation Report (CAPER), which has been submitted to the U.S. Department of Housing and Urban Development (HUD). The CAPER is available via the web at: http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports.aspx, or by calling 206-263-9032.

Thank you for your interest in our housing and community development programs.

Sincerely,

Cheryl Markham, Program Manager
King County Housing and Community Development Program



(Left) The City of Pacific Senior Center and Community Center were renovated with a \$505,000 dollar budget. This included structural rebuilds of a wall and stage removal in the gym, as well as kitchen renovations. The String Band is now playing in the fully ADA accessible area. Improved lighting is an energy saver.

Sources and Distribution of King County Administered Funds for Housing and Community Development Activities in 2009

Major Fund Sources: 2009

Federal

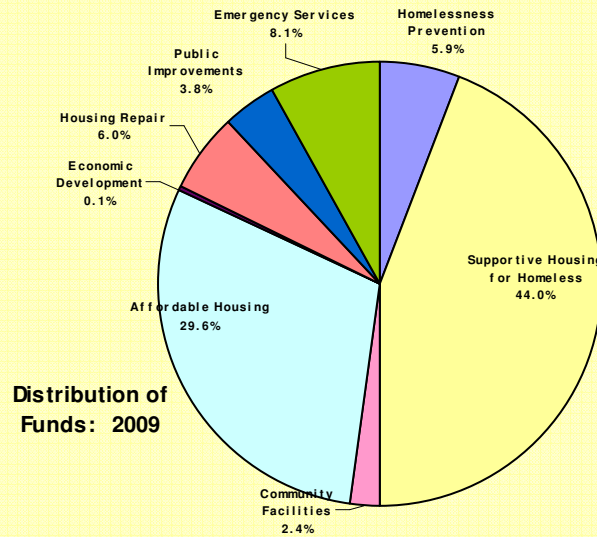
Community Development Block Grant (CDBG)	\$ 7,619,178
HOME Program	\$ 4,600,000
Emergency Shelter Grant	\$ 199,812
HUD Supportive Housing Programs	\$ 511,544
HUD Shelter Plus Care	\$ 5,619,648

State

Transitional Housing, Operating and Rental Assistance (THOR)	\$ 1,750,287
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Local

King County Children & Family Fund	\$ 1,040,629
Regional Affordable Housing Program (RAHP)	\$ 2,047,578
Homeless Housing & Services Fund & Mental Illness, Drug Dependency Services Funds (MIDD)	\$ 5,500,000
KC Veterans and Human Services Levy	\$ 6,228,550
Total	\$ 35,117,226



Goal One: Ensure Decent, Affordable Housing



Mr. Dale has lived in his Maple Valley home all his life. New paint, new stairs, a new door, and a new roof provided by the KC Housing Repair Program, give him confidence that his home is ready for the next ninety years.



In 2009, the King County Consortium provided funding for housing strategies serving very low, low, and moderate-income households (households at or below 30 percent, 50 percent, and 80 percent of the area median income). Strategies included expanding and preserving the supply of rental and owner housing affordable to these income levels; providing first-time homebuyer opportunities for households at these income levels; and affirmatively furthering fair housing.

2009 Accomplishments:

- **429 units of new affordable rental housing were funded.** Of these, 70 were targeted to persons with special needs, including people with disabilities, homeless households and households at risk of homelessness; and 232 of those units were designated for households with very low-incomes at or below 30 percent of area median income (AMI).
- **212 existing rental units were preserved or rehabilitated** for low-income households.
- **13 renters with disabilities were assisted with accessibility modifications** and life safety equipment for their existing rental housing.
- **649 homes owned by very low to moderate-income households were repaired** or improved including weatherization improvements, increasing the health and safety of the existing owner housing stock in King County: **157 major home repair projects** throughout the Consortium were completed by King County's Housing Repair Program in 2009 and **492 minor home repair projects** were finished.
- **11 first-time home buyers** under 50% AMI **completed their Habitat for Humanity homes** through programs funded by the HCD Program.
- **47 other first-time buyers received down-payment or other types of assistance** through the King County House Key Program and the ARCH House Key Program administered by the Washington State Housing Finance Commission, and through assistance from Homesight and Homestead Community Land Trust.
- From 2006 – 2009 **480 new units of affordable ownership housing** have been permitted at Redmond Ridge East due to HCD implementation of Master Planned Development regulations. All of these should be completed by the end of 2010.

Goal Two: End Homelessness

In 2009, the King County Consortium continued to work with the regional Committee to End Homelessness to align and coordinate our program with the goals and objectives of the Ten-Year Plan to End Homelessness in King County. Strategies include homeless prevention, temporary housing and services, and permanent supportive housing for persons who need services to be successful in maintaining permanent housing.

2009 Accomplishments:

- **623 households received homelessness prevention services** through the King County Housing Stability program to stabilize them in their permanent housing, and 93 percent of the households contacted were still housed twelve months later.
- **433 additional households received access to permanent housing** through the award of local funds for operating and rental subsidies and supportive services.
- **13,193 individuals were provided with other emergency assistance** and/or tenant support activities designed to prevent homelessness through other community-based projects that were awarded funds.
- **155,351 unit nights of emergency shelter** kept homeless households temporarily safe and sheltered from the elements. This is 58 percent more than the previous year.
- **168,286 unit nights of transitional housing** were provided, increasing the housing stability of homeless households.
- **520 permanent supportive housing units** were provided for homeless households with a history of mental illness, substance abuse and/or AIDS through the Shelter Plus Care program.



(Left) Young families find stability and support through housing and services funded by HCD's Homeless Housing and Services Fund (HHSF), and provided by Valley Cities Counseling and Consultation.



(Right) Roger enjoys safe housing and care through Plymouth Housing Group, also funded by HHSF.

Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities

In 2009, the King County Consortium provided CDBG public services funding for vital human services, and CDBG capital funding for community facilities providing services and community development activities, as well as for public infrastructure improvement projects that benefit very low to moderate-income households and communities.

2009 Accomplishments:

- **Nine community facility projects, such as community centers and parks, were completed or underway** for acquisition, construction, expansion, repair or improvement; five facility capital projects were completed, and four funded facility projects were underway in various stages of construction.
- **89,428 persons received essential human services** including senior services, child care services, emergency food, clothing and financial assistance, health care, youth services and domestic violence victim services.
- **13 public infrastructure/improvement projects were completed or underway** for design or construction of sidewalks, streets, sewer and water systems, and parks. Of these, four public improvement projects were completed and nine funded projects were underway and due for completion in 2010 and beyond.
- **152 low to moderate-income individuals received technical assistance** for starting a business through a micro-enterprise program funded with CDBG funds.



Washington CASH conducts microenterprise trainings in south King County, drawing clients from throughout the South Sub-Region, with specific outreach to the underserved Latino low to moderate income population. Above, Rosura Perez (far right), with her assistant, talks to a prospective client. Rosura is the owner/operator of Kalan Spa, which is a mobile spa-treatment business.

HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

Cheryl Markham, Program Manager
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Affordable Housing Planning: Prepares a variety of housing plans and strategies, including federally-required plans and other key local plans in coordination with inter-agency and inter-jurisdictional planning groups. This section implements and monitors the county's development incentives and other programs designed to encourage private developers to include affordable housing in their developments. For more information, contact Rose Curran, Coordinator at 206-263-9268 or rosemary.curran@kingcounty.gov

Housing Finance Program: Makes funding available in a competitive process each fall for the acquisition, rehabilitation, and new construction of affordable housing, including housing for homeless households and persons with special needs, and for programs that assist first-time homebuyers. For more information, contact John deChadenedes, Coordinator, 206-263-9081 or john.deChadenedes@kingcounty.gov

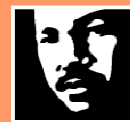
Housing Repair Program: Makes no-interest loans throughout the year to income-qualified homeowners for needed repairs to their homes. Assistance is available to homeowners residing outside the Seattle city limits. This program also provides assistance to renters in need of access modifications to their rental unit. For more information, contact Clark Fulmer, Coordinator at 206-263-9087 or clark.fulmer@kingcounty.gov or contact the Housing Repair Hotline at 206-296-7640 or housing.repair@kingcounty.gov

Homeless Housing Program: Makes funding available for homelessness prevention, emergency shelters, transitional, and permanent supportive housing for homeless people, including funding for operating support and rental subsidies needed to provide housing for homeless and chronically homeless households, and for the supportive services needed to help such households to be successful in permanent housing. Also provides funding for planning and new initiatives that forward the goals of King County's Ten Year Plan to End Homelessness. For more information, contact Katy Miller, Coordinator at 206-263-9090 or katy.miller@kingcounty.gov

Community Development Section: Administers CDBG funds and makes CDBG capital funds available in an annual competitive process for community facilities, public improvements, and economic development projects that serve very low to moderate-income neighborhoods. For more information, contact Kathy Tremper, Coordinator at 206-263-9097 or kathy.tremper@kingcounty.gov

Visit us on the Web at www.kingcounty.gov/dchs/cds/housing

The CDBG-funded renovation of the Mount Si Senior Center provides a gathering place for meals and social activities, space for crafts, a computer center, and an area for hanging art for older adults in the area.



King County

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Alternate Formats Available